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AND PARKS**

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(213) 202-2633 FAX (213) 202-2614

June 19, 2019

Honorable Eric Garcetti, Mayor
City of Los Angeles
Room 303, City Hall

Honorable City Council
City of Los Angeles
c/o: Office of the City Clerk
City Hall, Room 395

Honorable Mayor and Members of the City Council:

Subject:

Rancho Park Golf Course – Rescind Prior Approval and Authorization of Execution of Negotiated Agreement for the Redevelopment, Operation and Maintenance of the Food and Beverage Concession at Rancho Park Golf Course.

Recommendation for Council Action:

The Board of Recreation and Park Commissioners (Board) respectfully requests Mayor and City Council consider the attached recommendation to rescind the approval of the negotiated Agreement between the City of Los Angeles, acting by and through the Board, and the Tavern at Rancho Park, LCC (TRP), approved through Report No. 19-127 on June 19, 2019, for the redevelopment, operation and maintenance of the food and beverage concession at Rancho Park Golf Course.

Background:

On September 5, 2018, the Board approved the selection of proposer TRP as the highest ranked and best qualified proposer from RAP's Request for Proposal (RFP) for the food and beverage concession at Rancho Park Golf Course Concession and authorized RAP staff to negotiate the terms and conditions of the concession agreement with TRP for a period of ten years with one five-year extension option exercisable at the sole discretion of RAP's General Manager.

On March 6, 2019, the Board approved and authorized execution of the Agreement between the City of Los Angeles and TRP for the redevelopment, operation and maintenance of the food and beverage concession at Rancho Park Golf Course (Report No. 19-048).

Following the approval of the Agreement by the Board, prior to consideration by City Council Committee, RAP staff attended a Westside Neighborhood Council (WNC) meeting at which members of the local community expressed various concerns with some of the proposed improvements and enhancements associated with the Agreement. Topics of concerns raised by the community included, but were not limited to: the concept of proposed movie nights on the



Honorable Mayor Garcetti and City Council

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driving range; parking and traffic impacts; hours of operation; the proposed microbrewery feature and the possible off-site sale of beer, potential impacts of special events, and noise concerns.

Following discussions with the Office of Councilmember Paul Koretz (CD 5), leadership of WNC, and various members of the local community, a letter was sent from RAP's General Manager to WNC on May 29, 2019, which provided clarifications and outlined proposed solutions to address the concerns voiced by the community.

Following the distribution of the General Manager's May 29, 2019 letter, RAP received additional feedback from community members requesting that certain mitigation measures be implemented to address sound, parking and traffic management, and communication.

Fiscal Impact Statement:

TRP's proposed compensation combined with the built-in escalation defined in the proposed Agreement guarantees revenue to RAP of at least One Million, Forty-Six Thousand, Three Hundred Eighty-Eight Dollars (\$1,046,388) during the first ten-year term.

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If you have any questions with regard to this matter, please contact Ms. Rachel Ramos, Concessions Manager, at (213) 202-5659.

Very truly yours,

BOARD OF RECREATION AND
PARK COMMISSIONERS

for

IRIS L. DAVIS

Commission Executive Assistant II

Attachments: Board Report No. 19-127

cc: Rachel Ramos, Concessions Manager (w/out enclosure)
Matthew Rudnick, Chief Management Analyst, Finance Branch (w/out enclosure)